



Small Town. Real Life.

Meeting Minutes
City of Duvall Planning Commission Meeting

Date: April 24, 2019

Time: 7:07 PM

Place: Duvall Visitor Center, 15619 Main Street NE, Duvall WA 98019

Commissioners Present: Michael Yelle, Ronn Mercer, Mike Supple, Elaine Sawyer, Eric Preston, Jason Brown arrived at 7:13 PM

Commissioners Absent: Jim Deal

Staff Present: Troy Davis, Senior Planner

Others Present: Scott Lennon, Ruby Perez

Call to Order – Flag Salute

The Planning Commission meeting was called to order by Commissioner Yelle at 7:07 PM.

1. Announcements

- A. Senior Planner Troy Davis announced that the City hired a building inspector and that it was an internal recruitment and that there would be an opening to fill the position vacated by the promotion.
- B. Senior Planner Troy Davis announced that the Depot Building is closed indefinitely pending repairs to the exterior decking for safety.
- C. Senior Planner Troy Davis announced that the Public Hearing for the Walden Preliminary Plat occurred the previous Wednesday lasting about 3.5 hours with little public attendance.

2. Motion to Amend Agenda

It was moved and seconded (*Mercer-Supple*) to amend the agenda to move Old Business to after Citizens' Comments and Requests – Items Not on the Agenda. The motion passed 5-0.

3. Approval of Minutes

It was moved and seconded (*Preston-Supple*) to approve the minutes from the April 10, 2019 Planning Commission meeting. The motion passed 5-0.

4. Comments from Audience

None.

5. Public Hearing

None.

6. Old Business

A. A Memorandum of Understanding between the Riverview School District and the City of Duvall – Planning Commission Recommendation. At the request of Commissioner Sawyer, discussion ensued among Commissioners Yelle, Mercer, Preston, and Brown about their viewpoints on the proposed Memorandum of Understanding between the City and the Riverview School District. Following discussion, it was moved and seconded (*Preston-Mercer*) to recommend approval of the Memorandum of Understanding between the City and the Riverview School District to the City Council. The motion passed 6-0.

7. New Business

None.

8. Presentation

A. Tree Policy Survey Results. Senior Planner Troy Davis discussed the City's current Tree Protection Ordinance survey that was sent out to members of the development community. Mr. Davis discussed the six questions posed on the survey and the responses from one respondent that completed the survey during the initial survey window. The Commissioners asked questions of staff and discussion ensued. Mr. Davis stated that the survey had been re-opened in hopes of obtaining additional feedback from the Development Community. Mr. Davis announced that staff would bring back any responses to the Planning Commission and City Council and that the City Council and Planning Commission may provide direction on any policy changes they would like to see to the Tree Protection Ordinance.

B. Van Komen Property – Zoning & Tree Protection Ordinance. Senior Planner Troy Davis discussed that the City recently had a pre-application meeting for a proposed development on the southwest corner of NE 143rd Place and 3rd Ave NE known as the Van Komen Property. Mr. Davis said that this property proposes a unique situation regarding the City's Tree Protection Ordinance and the current R-20 zoning classification of the property because the subject site is home to approximately 90 significant trees, 63 of which are classified as Exceptional Trees that are evenly distributed across the site. Mr. Davis said that this was one of the last heavily forested properties in the City. Mr. Davis discussed in more detail the requirements of the Tree Protection Ordinance as it relates to this property, explaining that the Exceptional Trees on-site presented a unique challenge because the Tree Protection Ordinance prohibits the removal of Exceptional Trees except in certain instances outlined in the ordinance. Mr. Davis explained that due to the underlying zoning of the property, a minimum density of 29 units would need to be provided with a maximum density cap of 41 units. Mr. Davis further explained that the construction of 29 units would have a significant impact on the number of Exceptional Trees that would have to be removed. Mr. Davis then presented two different conceptual development proposals for the property that were submitted by the applicant that proposed 32 and 36 units respectively and proposed to preserve approximately 20 Exceptional trees in two separate groves at opposite ends of the property. Mr. Davis explained that this same information would be provided to the City Council and that staff hoped to obtain

feedback/direction from both the Planning Commission and City Council about any possible teaks to City policy. Mr. Davis mentioned that an applicant could submit an application for land-use entitlement at any time and City staff would have to work with the applicant to ensure the maximum number of Exceptional Trees could be preserved while ensuring the applicant could meet the minimum density requirement. During the presentation, the Commissioners asked questions and discussion ensued.

9. Good of the Order

Commissioner Yelle announced he would not attend the May 8, 2019 Planning Commission meeting.

9. Adjournment

The meeting was adjourned at 8:19 PM.